

For Sale

Apartment No. 16 The Malt House, Mary Street, Waterford



Attractive one bedroom third floor apartment located within The Malt House development on Mary Street in Waterford, adjacent to The Fitzwilton Hotel. Within easy walking distance of the City Centre and main shopping areas, the property is within easy reach of Rice Bridge and all routes including the new City By-Pass, giving convenient passage to the main Dublin, Cork and Rosslare Roads. In good modern condition, the apartment comprises of an entrance hall, living room with large balcony, galley kitchen, bathroom, one large double bedroom and a hot press. The property is offered for sale with the benefit of one designated parking space. It represents good value at the current guide price. Ideal opportunity for an investor or owner occupier.

BER: No. 106258171

Asking Price €38,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Laminate wood flooring

Hot Press

Living Room with Balcony

Laminate wood flooring

3.30 x 3.84

Kitchen

Galley Kitchen. Tiled floor and splash back. Beech Shaker style units. Electric oven and hob, extractor unit. Fridge freezer and washing machine.

Bedroom 1

Carpet flooring. Fitted wardrobes. Blinds to window.

3.06 x 4.56

Main Bathroom

Tiled flooring and walls around bath. Wc. Whb. Bath. Electric shower over bath.

1.85 x 2.27

Management Company: Luxor Management Co.

Management Fee For 2014: " 1,120.00

Heating:

Storage Heating

BER:

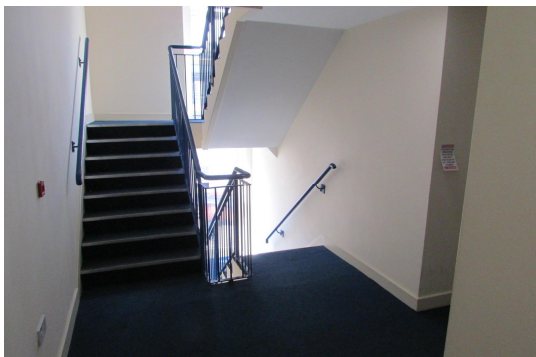
Rating D2

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EPI: 271.87 kWh/m2/yr

**Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233**

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GOOD VIEW FROM BALCONY
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THOMAS REID
FOR SALE

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